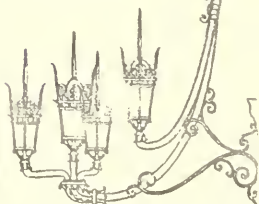
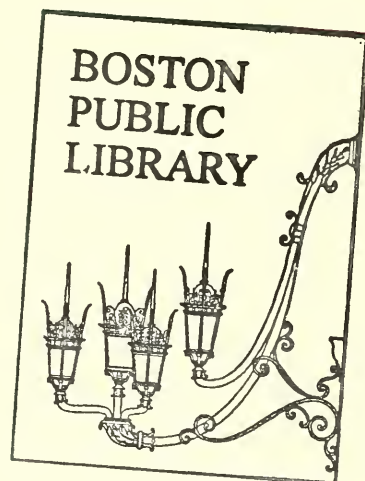


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THE SOUTH PARK PARTNERSHIP



Parcel to Parcel Linkage 2

- Park Square
- South End

THE SOUTH PARK PARTNERSHIP

720 STATLER OFFICE BUILDING
BOSTON, MASSACHUSETTS 02116
(617) 482-8925

January 21, 1988

Mr. Robert F. Farrell, Esq.
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell:

The Boston Redevelopment Authority's Parcel-to Parcel Linkage program has been developed to ensure that the benefits of the downtown economy are also provided for neighborhood residents, and Boston's minorities, women and non-profit organizations. The South Park Partnership is uniquely qualified to meet these objectives because:

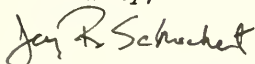
- o The South Park Partnership is the only team with minorities and women in equity positions; equaling 39.21%.
- o Largest endowment to transitional housing programs: i.e. \$2 million.
- o Only team that provides affordable housing units on the Park Square site.
- o We provide the largest number of housing units downtown.
- o Shelter, Inc. is one of the most qualified transitional housing providers, and the only provider chosen by the City for 2 transitional projects. Shelter, Inc. provides short-term and long-term transitional housing for families at the Boston Family Shelter in the South End.
- o Summa Associates, is the first national consulting firm specializing in long-term child care planning and management.
- o All 4 General Partners (Schochet, McDermott, Feaster, and Grigsby), are long-term residents of Boston.
- o All Partner firms are Boston-based.

- o The majority of the project team's consulting firms are Boston-based.

We would like to highlight several recent developments within the South Park Partnership.

- o Schochet Associates was awarded development rights by W.R. Grace for a 240-room Raddison Hotel at Alewife Station in Cambridge. Total cost: \$1M
- o Chuck Grigsby has left the Community Development and Finance Corporation and his company, G.A. Ventures is acquiring Scott & Duncan Co., Inc., an architectural millworking company which employs approximately 200 people in Roxbury, MA. They do work for all major contractors in the Boston area. Chuck Grigsby is Chief Executive Officer.
- o Summa Associates has recently been awarded major contracts for childcare studies with Harvard University, California State University, and Hasbro, Inc.
- o Shelter, Inc. was recently awarded a federal grant to provide transitional housing under the McKinney bill.
- o Pamela McDermott was recently appointed to the Advisory Council for the Minority and Women Business Enterprise Program.
- o Paul Chan, a minority business enterprise that provides property management services, has expressed interest in providing these services to the South Park Partnership.

Sincerely,



Jay R. Schochet
Schochet Associates

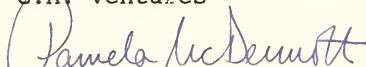


Joseph Feaster
Feaster Enterprises

cc: ✓ Stephen Coyle, Director
Mark Johnston
William Whitney



Charles T. Grigsby
G.A. Ventures



Pamela G. McDermott
Northeast Management
& Marketing Company

Carol Pelletier
Victor Karen
Nancy Ellen Hayes

THE SOUTH PARK PARTNERSHIP

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(617) 482-8925

SUMMARY

PROJECT TEAM: The South Park Partnership

PARTNERS

Schochet Associates	-	Jay R. Schochet, President
Northeast Management & Marketing Company, Inc.-		Pamela G. McDermott, President
G.A. Ventures	-	Charles T. Grigsby, President
Feaster Enterprises	-	Joseph D. Feaster, President
Mintz Associates Architects/ Planners, Inc.	-	Samuel E. Mintz, President

DEVELOPMENT CONSULTANTS

Shelter, Inc.	-David Whitty, Executive Director
Summa Associates, Inc.	-Ann M. Vincola, President
Meredith & Grew, Inc.	-Kevin C. Phelan, Senior Vice President -Thomas J. Hynes, Executive Vice President -Francis Durand, Vice President -Ronald Perry, Vice President
Gaston Snow & Ely Bartlett	-John K. Dineen, Esq./ James Marcellino, Esq.
Federal Management Company, Inc.-	Jason Timmons, President

GENERAL CONTRACTOR

Peabody Construction Company	-Edward Fish, Chairman
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PROJECT DESCRIPTIONS

SOUTH END SITE

107,250	TOTAL SQUARE FEET
40,500 SF	Transitional
27,000 SF	Affordable First-time homebuyers
33,750 SF	Market-rate
3,000 SF	Community Service
3,000 SF	Childcare Center (Proposed expansion)
2.0	FLOOR AREA RATIO
70	TOTAL PARKING SPACES
	63 Residential
	7 Support Services
	70 Free
90	TOTAL RESIDENTIAL UNITS
	36 Transitional housing
	24 Affordable First-time homebuyers
	30 Market-rate

PARK SQUARE SITE

300,200	TOTAL SQUARE FEET
22,000 SF	Retail
3,000 SF	Childcare Center
90,000 SF	Office Space
175,200 SF	Affordable market-rate
8.0	FLOOR AREA RATIO
265	TOTAL PARKING SPACES
	60 Office
	15 Retail
	190 Residential
	15 Free
146	TOTAL RESIDENTIAL UNITS
	15 Affordable First-time homebuyers
	131 Market-rate

**MAXIMIZING THE PROGRAM OBJECTIVES
AND
MEETING THE SELECTION CRITERIA**

The South Park Partnership has articulated how we meet the program objectives and selection criteria outlined in the Boston Redevelopment Authority's Request for Proposal:

1. DEMONSTRATED EXPERIENCE

o Schochet Associates

- Owns and manages over 3500 residential units and 375,000 SF of commercial and retail properties across country, valued in excess of \$300 million.
- Has developed rental properties, condominiums, office and retail space.
- Partners in a \$400M mixed-use project in Los Angeles, and principals of the firm have been involved in the development of major urban projects in Boston, Chicago & New York.
- In 1987, financed projects through conventional lenders, private equity placements and issuance of commercial paper in excess of \$100M.

o Northeast Management & Marketing Co., Inc.

- Provided government and community relations counsel, as well as developing creative linkage and public benefits packages for numerous real estate development projects, such as 125 Summer Street and 125 High Street
- As Vice President of Northeast Affiliates, a real estate development and consulting group, Ms. McDermott has been involved in the purchase and renovation of 25 residential units in Roxbury, and is an investor and consultant on two additional affordable housing projects in Roxbury.
- Northeast Affiliates is also participating in a proposal to renovate a building in the Back Bay.
- Ms. McDermott is licensed real estate broker, and a member of New England Women in Real Estate (NEWIRE).
- Ms. McDermott spoke before the Employer Sponsored Childcare Network on developer-sponsored daycare.

o G.A. Ventures

- Mr. Grigsby has a strong background in real estate finance; supervised investments for over 34 real estate projects, most of which involved low and moderate income housing.
- He has also provided equity and subordinated investments which enabled minority developer to rehabilitate 300 units of low and moderate income housing.
- He provided investments which resulted in the conversion of a surplus school building into affordable housing
- Founding Director, Boston Bank of Commerce
- Chairman of the Board of the Urban League of Eastern Massachusetts.
- Past National President of the United Neighborhood Centers of America

o Feaster Enterprises

- For the past ten years he provided legal representation in real estate transactions for numerous clients, and is attorney for developer for the proposed 128 units of housing known as Fountain Hill Square Development in Roxbury.
- Knowledgeable on the formation of child care centers having served on the steering committee which created the child care center at the Commonwealth's Transportation Building.
- Mr. Feaster participated in an intensive real estate development training program offered by the Minority Developer's Association, Massachusetts Institute of Technology's Center for Real Estate Development and the City of Boston's Office of Jobs and Community Services
- He served two-terms as President of the NAACP's Boston Chapter
- Oversight responsibility for Massachusetts Commission Against Discrimination (MCAD) and State Office of Affirmative Action, while serving as Assistant Secretary for the Executive Office of Administration and Finance
- Mr. Feaster was a founding member of the Minority Developer's Association

o Mintz Associates

- Designed the Shore Plaza East development in

East Boston, the Knights of Columbus elderly housing in the North End, the 212 unit Charlesview Apartment in Allston, the Essex Bank Regional Headquarters office in Peabody, the Bostonian Hotel in Boston, the 210 South Street Office Building in Boston, the 82 unit Courtyard Condominium housing development in Charlestown, and the 449 unit Harbor Point (Columbia Point) mixed income housing complex in Dorchester.

o Meredith & Grew, Inc.

- Serves corporations, partnerships, institutions, real estate developers, and large and small business organizations.
- Meredith & Grew services include appraisal, brokerage, counselling, development services, property management, and real estate finance.
- Meredith & Grew manages 5M SF of office space in the Greater Boston Area
- The Finance Department of Meredith & Grew handled approximately \$400M in transactions in 1987
- Meredith & Grew leases approximately 2 1/2M - 3M SF per year

2. FEASIBILITY

- o Based on the value of completed project at Park Square, it is feasible to develop the South End site as part of this proposal.
- o Peabody Construction has confirmed the construction numbers, and supports our strategy of positioning units competitive to non-Garden units at Heritage and Four Seasons.
- o Meredith & Grew has reviewed and supports our financing strategy
- o Letters of interest have been obtained from Travelers Insurance and the Bank of New England
- o Middle market for below-luxury condominiums is growing in Back Bay supporting our strategy of positioning units competitive to non-Garden units at Heritage and Four Seasons
- o Our \$2 M endowment makes continuing social service programs feasible at the South End site

3. COMPLIANCE WITH GUIDELINES

- o Submission complies with all design and development guidelines outlined in the RFP,

with the exception that some buildings along Rutland and W. Concord streets are 5 1/2 stories, instead of 4 1/2 stories.

4. OPPORTUNITIES PROVIDED FOR MINORITY AND WOMEN BUSINESSES, AND COMMUNITY BASED-NON PROFIT ORGANIZATIONS.

- o Only team made up of minority and women businesses in equity positions (39.21%)
- o Consultants include community-based non-profit organization, and women's business enterprise
- o Other opportunities:
 - Local minority business may provide property management services
 - Community-based non-profits to run both childcare centers
 - Local social-service providers to provide transitional housing services
- o Team will conduct FREE seminars for minority and women businesses in contracting, financing and technical assistance
- o 10% of General Contractors bid targeted to minority and women businesses
- o Promote involvement of women and minority companies for all goods/services
- o Comply with Boston Residency Jobs Policy and ensure that tenants make best faith efforts to meet "Boston for Boston" guidelines

5. ADDRESSING THE NEEDS OF HOMELESS WOMEN AND CHILDREN

- o Shelter, Inc. is one of the most qualified transitional housing providers, and the ONLY provider chosen by the City of Boston for 2 projects. Funded by United Way, Shelter provides short and long-term transitional housing and programs for needy families at the local neighborhood Boston Family Shelter in the South End
- o 36 transitional units integrated into South End project.

6. RESOURCES TO FUND JOB TRAINING, DAY CARE, SOCIAL SERVICES AND TRANSITIONAL HOUSING

- o Team will provide the largest endowment for these programs at \$2 million dollars
- o Provide FREE office space for the transitional housing provider
- o Upon completion, transitional housing offices and units will be managed and sold to non-profit provider for \$1 over mortgage amount. Partnership derives no income from

- these units
- o Partnership will assume the costs of Summa Associates, the first national corporate childcare planning and management firm, to develop, design, plan and license 2 centers
- o Commitment to help pursue federal, state, corporate and foundation funds to maximize the services offered
- o Financial support for exhaustive public benefits and neighborhood improvements outlined in this summary and additional benefits outlined in Exhibit A.

7. ACHIEVE AFFORDABLE HOUSING GOALS

- o Only team that provides affordable housing units on Park Square site (15), targeted to first-time homebuyers in Bay Village and Chinatown. Remaining 131 units at Park Square will be priced to fill the gap between affordable units, and luxury condominiums
- o 24 units in the South End will be affordable, and available for first-time homebuyers, targeted to neighbors in the South End
- o \$5M subsidy will aid in construction costs at the South End site
- o FREE parking spaces will be provided for affordable units on both sites
- o Safeguard the long-term affordability of these units by deed restrictions
- o Team will provide FREE seminars for residents and community organizations relative to first-time homebuying and financing
- o Assist in securing additional state and federal funding, i.e. MHFA/HOP financing
- o Aggressive fair housing campaign, including bi-lingual forums if necessary

8. QUALITY URBAN DESIGN

- o PARK SQUARE
 - Architect/team proposed a contextual building to fit into existing urban landscape
 - Comfortable transition in height from Howard Johnson's to open space in Park Square by stepping down at 125' and 95'
 - Responds to mixed-use character of neighborhood with infusion of residential/ownership units, commercial, retail and childcare space
 - Promotes active retail space on all street edges; concentrates residential

- units on upper stories away from street noise and to maximize views
- Stone and brick materials used in classical way, reflecting other Park Square buildings
- Important cornice lines, bay windows and french-type balconies are incorporated
- Pedestrian arcade will connect Charles Street and Park Plaza

o SOUTH END

- Compatible height to other South End structures
- Integrated design for all residential units
- Separate childcare center
- Use of characteristic South End brick materials and bay and bow windows
- Straight row-house clusters reinforce South End architectural context
- Provides public cross-block walk with landscaped courtyard
- Separates entry to ownership units without calling attention to transitional units
- Transitional units designed as self-sufficient apartments, but grouped in clusters to utilize common social spaces

9. PROMOTING HOUSING DOWNTOWN

- o Most housing units on downtown Park Square site.
- o Targeted to market between affordable units and luxury condominiums
- o Commitment to target affordable units to Bay Village and Chinatown residents
- o Team supports active communications regarding neighborhood civic, political and social activities/groups at Park Square site
- o 2 and 3 bedroom units promote family use
- o Sensitivity to owner-occupied vs. investor units

10. FULFILL THE COMMUNITY'S VISION BY UNDERTAKING AN AGGRESSIVE COMMUNITY OUTREACH EFFORT AND IDENTIFYING PUBLIC BENEFITS APPROPRIATE TO THE NEIGHBORHOODS.

- o Dialogue/communications and meetings initiated/held with numerous neighborhood/civic associations, social service agencies, elected officials, abutters, etc.
- o Commitment to meet with all interested parties if designated to continue process and ensure input throughout development. Ongoing relationship committed to Park Square Civic Advisory Committee, South End neighborhood

- groups, Board of Directors of transitional housing project, local social service providers, elected officials, South End gardeners, residents, abutters, and others
- o Commitment to public benefits outlined in this summary and additional benefits outlined in Exhibit A, many of which were developed in conversations with community

ADDITIONAL PUBLIC BENEFITS

SOUTH END SITE:

- * Home ownership promotes neighborhood stability/safety/open space maintenance.
- * Child Care center on-site available to South End residents.
- * Propose to expand the South End Childcare Center.
- * Commitment to utilize neighborhood employees (train and hire) for jobs on-site.
- * Improve and maintain South End Gardens; seasonal plantings.
- * Promote safe street life by prominent lighting.
- * Free parking spaces on-site for support service staff.
- * One Partner from Worcester Street neighborhood
- * Support for improvements at South End Burying Ground

PARK SQUARE SITE:

- * Home ownership promotes neighborhood stability/safety.
- * Community-based provider to manage childcare facility.
- * Child Care center on-site, available to Bay Village and Chinatown residents.
- * Parking spaces available to neighborhood residents in evenings, weekends, snow emergencies.

- * Improve and maintain the open park space; create additional open green space, seasonal plantings.
- * Pursue neighborhood residents for all construction and permanent jobs from adjacent neighborhoods; Chinatown, Bay Village, and Park Square.
- * Support job training programs, i.e. BUG landscaping program, English-as-a-Second Language (ESL).
- * Promote active street life, encouraging evening activities, i.e. concerts, retail and restaurant siting.
- * Every effort will be made to incorporate cultural facility/program in conjunction with new Cultural District.
- * Commitment to display preference for owner-occupied vs. investor units
- * Commitment to allow communications regarding neighborhood, civic, political and social activities to Park Square tenants.

CITYWIDE BENEFITS:

- * Partnership composition reflects access: 100% Boston residents, 50% minorities, 25% women.
- * Commitment to monitor hiring performance with the Mayor's Office of Jobs and Community Services.
- * Annual tax revenues to City \$1.175M
- * Creation of approximately 600 construction jobs and 450 permanent jobs
- * All General Partners are Boston residents, and all Partner firms are Boston-based.
- * The majority of our consulting firms are Boston-based.

DESIGN

SOUTH END SITE

The South End parcels present an urban design challenge of how to integrate housing with parking, along with the special need of discretely integrating transitional housing within a total quality living environment that is characteristically the South End.

From an urban design standpoint, the buildings are placed along the edges of the three streets (Washington, West Concord, and Rutland) and the parking is placed unobtrusively below-ground under the buildings, leaving the ground and first floor of the units a half level up from the sidewalk. The open space created between the buildings is an amenity for the development's housing users, as well as the South End residents.

The scale of the building masses reflects the variety of modest height buildings in the South End. The slightly taller mass faces Washington Street, then turns at both corners, finally stepping down one story relating to the lower height of abutting buildings on Shawmut Avenue. A six-unit building fills in the missing tooth at the southeast corner of Shawmut Avenue and Rutland Street, and a two-story child care center adjacent to the Community gardens, with its outdoor play space in the rear, completes the block.

The housing scheme we developed represents the desire to integrate transitional housing with moderate and market rate housing, in such a way as to not draw attention to the transitional housing. To create the kind of housing that best fulfills the needs of the transitional client, yet in appearance is no different from typical South End housing, is accomplished by creating four transitional housing clusters, two at the ends of the building on Washington Street and one building each on Rutland and West Concord Streets.

The buildings are characterized by bow and bay-shaped windows, some in masonry, others in wood, to maintain the South End character.

PROPOSED TRANSITIONAL/MODERATE/MARKET RATE HOUSING IN THE SOUTH END
DEVELOPER THE SOUTH PARK PARTNERSHIP
ARCHITECTS MINTZ ASSOCIATES
WASHINGTON STREET

EST CONCORD STREET



PARK SQUARE PARCEL

The Park Square parcel is strategically located at Stuart Street, Charles Street South, and the downtown end of Columbus Avenue. Development of this parcel at 155 feet, can contribute to making a comfortable transition from the 250-foot tall, Howard Johnson's Hotel, to the new, more moderate height of the Four Seasons Hotel and its Park Square Plaza open space. Development on this parcel can also relate to other important building heights, such as the Park Plaza Hotel-Office Building, the Four Seasons Hotel, and Heritage-on-the-Common, all of which reach 155 feet as their maximum heights.

Our proposal responds to the mixed-use character of this Downtown-Park Square neighborhood with the substantial infusion of residential/ownership units, a portion of which are affordable units for first-time homebuyers, and by placing active retail space and a child care center on the ground floor. The second, third, and fourth floors will be devoted to office use, and the fifth through the fifteenth will be residential. The combination of these uses should substantially contribute to the life, activity and safety of this important downtown neighborhood.

Some important building design aspects include the use of stone and brick masonry facade materials reflecting the character of other buildings in the Park Square area, and the stone cornice banding at the fifth floor reflecting a change in use from office to residential. We have also used bay windows and french type balconies. We have provided for a pedestrian arcade connecting Charles Street South with Park Plaza. Parking will be below-grade discretely entered and exited from Stuart Street.



THE PROGRAM

The South Park Partnership proposes two program thrusts in its development; one is bricks and mortar and the other is a commitment to people and neighborhoods.

The program of building provides for 36 units of transitional housing to be constructed, with 24 units of affordable housing units for first time homebuyers in the South End and 146 residential units, 15 being affordable units for first time homebuyers, at Park Square. Suitable parking facilities will be constructed providing 70 parking spaces at the South End, all available at no cost, and 265 parking spaces at the Park Square site, 15 of which will be free. Both sites will have a child care center constructed of 3,000 square feet on the street level that will be affordable, licensed and open to neighborhood residents.

The South End transitional program employs the best social service practitioners and consultants available in Boston and the South Park Partnership is financially securing its success and long-term viability.

Shelter, Inc. is widely recognized as the leader in the management and operation of transitional family housing in the area. They have been in existence since 1974, solely to provide services for families in transition. Last year the Boston Family Shelter, in a brownstone in the South End went through extensive renovations to improve the conditions of the building. Funding for this project was made possible, in large part, by the City of Boston Public Facilities Department and a Community Development Block Grant. The Partnership proposes to build the transitional housing units, and to turn the ownership of these units over to Shelter, Inc. for no cost. A two million dollar endowment by the Partnership will fund the necessary social services and expand the educational opportunities that Shelter, Inc. is able to provide.

The Shelter, Inc. program is a proven, phased program which begins with securing an appropriate living environment, to educating adults on parenting skills and job training to family counselling and support systems for children. Our goal is to provide the proper environment, the social services and expertise on-site and in the community, and the financial support to ensure that families in transition become independent new neighbors.

The issue of child care for the single parent or the dual working couple is particularly crucial in the urban

residential environment. Summa Associates, Inc, is recognized as the first national child care consulting firm. Having their roots in Boston, they have been in existence since 1982 and have been involved with the Town of Randolph, the Howard Johnson Company, and Combined Jewish Philanthropies. They are particularly qualified to aid with facility design, program development, budget development, identification of additional funding sources and program evaluation. Most importantly, they will assist the Partnership in the screening process and the selection of local community-based vendors for on-going management of both centers.

The child care centers will be designed at both sites with adequate indoor and outdoor space, food preparation areas, classrooms and office accommodations to accept between 45-50 children per site. The goal of The South Park Partnership is to provide high quality, convenient, and affordable child care facilities that are also open to neighborhood residents.

The South Park Partnership is committed to an aggressive, open, responsive and exhaustive **community outreach and participation program**. The members of our team who reside in the South End, and other neighborhoods of the City, have demonstrated credibility with community groups and neighborhood residents. All of us will participate fully in the development of both project sites. We will conduct an aggressive fair housing and affirmative action employment campaign in bilingual form to ensure the widest dissemination of information about home ownership opportunities, available construction and permanent jobs and available contracts for the provision of goods and services.

All abutters, neighborhood/civic organizations, CDC's, elected officials, social service providers and residents will be contacted and meetings will be initiated to hear the concerns and needs of the neighborhood. The South Park Partnership is committed to making the community participation an on-going partnership in order that our project address the needs of all neighborhood residents.

We believe that this process will also define appropriate **public benefits** packages for both sites such as:

- o To promote safe street life by prominent lighting;
- o A childcare center on-site which is available to neighborhood residents;
- o English-as-a-Second Language (ESL) programs;
- o Free parking spaces on-site for residents and support services;
- o Improve and maintain existing open park space.

We will remain open to any and all suggestions by neighborhood residents.

THE TEAM - THE SOUTH PARK PARTNERSHIP

The success of this project will be determined by The South Park Partnership's expertise and track record and ability to get the job done, as well as how well the community accepts and integrates these new real estate developments into the fabric and quality of neighborhood life. The South Park Partnership is comprised of minorities, women, non-profit organizations and financial, real estate and legal experts who have demonstrated track records and an intimate knowledge of the community and a long-standing commitment to the future of Boston. The Partners, as residents and business people of Boston, believe that the parcel-to-parcel linkage concept has the unique ability to bring together these diverse groups of people. Our team epitomizes the necessary diversity and also has the necessary financial backing, the real estate development leasing, and legal expertise to make these projects work for each neighborhood.

Schochet Associates is a privately owned real estate development and management company, headquartered in Boston. Its major areas of concentration are the construction or rehabilitation of properties for rental housing, condominiums and office buildings. Schochet Associates' experience encompasses the new construction of luxury condominiums in Newport, R.I., a rehabilitation of historic buildings into housing units in Whitinsville, MA., and the reconstruction of an industrial warehouse into a first-class office building in Cambridge, MA. The company owns and manages 3500 residential units, and 375,000 SF of commercial properties throughout Massachusetts, Maine, Rhode Island, Connecticut, Georgia, California and the State of Washington. Jay R. Schochet, formerly the Managing Partner and President of the Codman Company, Inc. is the President and Founder of the Company.

Northeast Management & Marketing Company, Inc. is a full-service marketing and public relations firm specializing in community and government relations. As President and Founder of Northeast Management & Marketing Company, Pamela G. McDermott also serves as the Vice President of Northeast Affiliates, a real estate development and consulting firm. She is also a member of New England Women in Real Estate. Northeast has recently worked on the 125 Summer Street and 125 High Street projects, designing the community outreach programs and developing innovative linkage and public

benefits packages. Ms. McDermott has also been involved in analyzing childcare programs for real estate developments and recently spoke at the Employer Sponsored Childcare Network on developer-sponsored daycare.

G.A. Ventures principal is Charles T. Grigsby. Mr. Grigsby is President of the Massachusetts Community Development Finance Corporation, and past President of the Massachusetts Venture Capital Corporation. Mr. Grigsby has a strong background in real estate finance having supervised investments in over 34 real estate projects, most of which involved low and moderate income housing. He provided equity and subordinated investments which enabled a minority developer to rehabilitate over 300 units of low and moderate income housing. As Chairman of the Board of Urban League of Eastern Massachusetts, he guided policy development of the Urban League's employment, training and teenage pregnancy prevention and male responsibility programs. As National President of the United Neighborhood Centers of America, he set policy and established program goals for 72 affiliates throughout the United States in family life, skill training and job acquisition, housing placement, and affirmative action planning programs.

Feaster Enterprises is headed by Joseph D. Feaster, President. As an attorney and the Assistant Director of Real Estate for the Massachusetts Turnpike Authority, Mr. Feaster has provided legal counsel on several real estate transactions including the proposed 128-unit development known as Fountain Hill Square Development in Roxbury. His experience is extensive in the area of Fair Housing and Affirmative Action as the General Counsel with specific jurisdiction over the Massachusetts Commission Against Discrimination and as legislative author of numerous laws and Executive Orders dealing with the M.C.A.D. and the Minority Developers Association. Mr. Feaster served two terms as President of the NAACP's Boston Chapter. He is a Founder of the Minority Developers.

Mintz Associates Architects/Planners, Inc was founded by Samuel E. Mintz in 1964, after serving as the Director of Planning and Design for the Downtown Waterfront-Faneuil Hall Urban Renewal Project. He designed the 381-unit Shore Plaza East development in East Boston, the 150-unit Knights of Columbus elderly housing in the North End, the 212-unit Charlesview Apartments in Allston, the Bostonian Hotel, the 210 South Street Office Building in Boston, and the 449-unit Harbor Point (Columbia Point) mixed-income housing complex in Dorchester. Mr. Mintz has also provided the planning for the Watertown Arsenal, Boston Gas (Park Square), and Blue Cross/Blue Shield of Massachusetts (Boston Financial District).

DEVELOPMENT CONSULTANTS

Summa Associates, Inc. is the first national consulting firm specializing in corporate child care planning and management. Summa was formed in 1986 through a merger of three regional firms including Corporate Child Care Consultants of Boston. Ann Vincola has been operating in Massachusetts since 1982, and has worked on the design and implementation of child care plans for Hill, Holliday, Connors, Cosmopoulos; the Howard Johnson Company; Prime Computer, Inc.; and Bose Corporation. Summa has acted as a consultant for projects with the City of Randolph, First Baptist Church, Southwest Child Care Coalition and Combined Jewish Philanthropies.

Shelter, Inc. is a non-profit agency founded in 1974, currently operating two shelter facilities in metropolitan Boston. Its Boston Family Shelter, located in the South End, is a transitional shelter which provides housing, meals, individual and family counselling, case advocacy and relocation assistance for eight to ten families. Shelter, Inc. has an affiliate corporation, Family/Life Education, Inc., designed to provide educational programs for transitional families to break the poverty cycle.

Meredith and Grew, established in 1875, has played an active role in shaping the historic and contemporary appeal of Boston. It is a full-service real estate organization whose primary focus is the leasing of commercial, industrial and institutional properties in the New England area, and throughout the United States on behalf of New England clients. They will provide leasing and financing expertise for the South Park Partnership. They were recently recognized in Boston for their exemplary historic renovation of the United Shoe Building.

Gaston Snow & Ely Bartlett covers all areas of real estate and development law. Most of the firm's work is for commercial and industrial clients. The firm represents buyers and sellers of all kinds of real estate, lessors, lessees, developers, borrowers, lenders and public authorities. Many people of the firm are experienced and skilled in dealing with zoning and other land use regulations matters and appear regularly before planning boards and zoning board of appeals. They represent the Krupp Companies, John Hancock and Dean Witter in major acquisitions and, in the case of Dean Witter, in financing. Among the developers they represent are Awdeh and Company, K. Hovnanian, the Flatley Company, Boston Wharf Company, Rose Associates, F.D. Rich Company and A. W. Perry, as well as the Massachusetts General Hospital in the development of its new replacement facilities. They have done

all of the real estate work for the Massachusetts Turnpike Authority for many years. More recently they have been representing the Massachusetts Water Resources Authority in its efforts to acquire the Quincy Shipyard. We are also counsel to the Massachusetts Industrial Finance Authority.

Federal Management Company, Inc. is a Boston-based property management firm. Responsibilities include leasing activities, cash flow projections, tenant relations, personnel administration, insurance and real estate tax matters, accounting, and building operations. Federal Management will manage the commercial/retail components of Park Square, and provide training and technical assistance for a minority firm for the management of affordable and market-rate residential units at both sites.

Peabody Construction Company has a long history of construction in the Boston area. Presently, Peabody is involved in the construction and rehabilitation of Columbia Point.

PAUL K. CHAN, CPM
56 Beach Street
Boston, Massachusetts 02111

January 4, 1988

Pamela G. McDermott
The South Park Partnership
720 Statler Office Building
Boston, Massachusetts 02116

Dear Ms. McDermott,

I appreciate the opportunity of discussing with you and Mr. Peter Lewis regarding Parcel to Parcel Linkage Project #2.

I must say I am extremely impressed by your development proposal and the professionalism and thoughtfulness displayed by the development team.

This will confirm my serious interest to provide property management service to the projects after their completion for occupancy. The services will be provided by a Boston based management company owned by myself. The company will seek SOMBA certification.

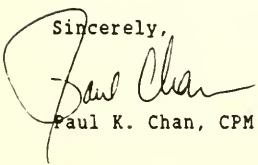
I have worked in the field of property management since 1972. I am a Certified Property Manager (CPM); a member of the Institute of Real Estate Management (IREM); and a member of the Greater Boston Real Estate Board.

I received my Bachelor of Laws degree from National Chengchi University in Taipei, Taiwan, and my Master of Urban Affairs degree from Boston University.

I am currently on leave from L. E. Smith Management Company where I have served for years as its vice president. I am serving as the interim coordinator for Columbia Plaza Associates, the minority developer selected for Parcel to Parcel Linkage Project #1.

Looking forward to working with you and the rest of the development team and thank you again for the opportunity.

Sincerely,



Paul K. Chan, CPM

GROUPS/INDIVIDUALS CONTACTED DURING COMMUNITY OUTREACH:

ELECTED OFFICIALS

Boston City Council

Honorable James Kelly
Honorable Bruce Bolling
Honorable Thomas Menino
Honorable Charles C. Yancey
Honorable Albert L. O'Neil
Honorable Rosaria Salerno
Honorable Michael J. McCormack
Honorable Christopher Ianella

State Representative Byron Rushing
State Representative Mark Roosevelt

SOUTH END/CHINATOWN OPINION LEADERS

Alex Rodriguez	David Wong	Davis Woo
Mel King	Frank Chin	

SOCIAL SERVICE AGENCIES

ABCD, Inc.
Adolescent Services
Affordable Housing Coalition
Agnes B. Owens House
Arlington Street Church
Blackstone Community School
Boston Affordable Housing Coalition
Boston Aging Concerns
Boston Chinese Y.E.S.
Boston City Hospital
Boston Employment Resource Center
Boston Indian Council
Boston Private Industry Council
Boston Technical Center
Boston Urban Gardeners
Bridge Over Troubled Waters
Cardinal Cushing Center
Cardinal Medeiros Day Center
Casa del Sol
Casa Myrna Vazquez, Inc.
Castle Square Daycare Center
Catholic Charitable Bureau of Boston
Center Club
Childcare Resource Center
Esqualita
FINEX House
Fuller Mental Health Center
GBCD

Greater Boston Community Development Corporation
Haley House
Harbor Light Center
Harbor ME, Inc.
Home Builders Institute
Homeless Health Team
Horizons House
I.B.A.
Jewish Vocational Service
Jobs for Youth
John Leary House
Kingston House
Leading Edge WP Training Center
Little Sisters of the Assumption
Long Island Shelter
Low Cost Tenant Association
Mary Larson Forman House
Mass. Coalition for Children and Youth
Mass. Coalition for the Homeless
Mass. Coalition of Battered Women's Service Groups
Mass. Office of Handicapped Affairs
Mass. Rehabilitation Commission
Mass. Society for the Prevention of Cruelty to Children
MCAD
Public Improvements Commission
Sojourner House
South Cove Community Health Center
South End Boys Club
South End Community Health Center
South End Neighborhood House
South End Neighborhood Service Center
St. Francis House
St. Stephen's Episcopal Church
Temporary Home
The Bridge, Inc.
The Women's Fund
Transitional Employment Enterprises
Traveler's Aid Society
UCPC
UDC
United South End Settlements
University Hospital
Urban Edge
Vocational Adjustment Center
W.O.M.E.N., Inc.
Washington's Hill Community Association
Women's Lunch Place
Women's Technical Institute
Work/Family Directions
Youth Entrepreneurial Development Project

NEIGHBORHOOD/CIVIC GROUPS

Bay Village Neighborhood Association
Blackstone Franklin Neighborhood Association
South Cove/Chinatown Neighborhood Council
Claremont Park Association
Ebenezer Baptist Church
Eighth Street Neighborhood Association
Ellis Street Neighborhood Association
4 Corners Neighborhood Association
Four Squares Neighborhood Association
South End Gardeners
Park Square CAC
Rutland Street Association
Shawmut Avenue Neighborhood Association
South End Historical Society
St. Stephen's Episcopal Church
Tent City Corporation
Union Park Neighborhood Association
Washington Manor Tenant Council
Worcester Square Neighborhood Association
4 Seasons Tenants Group

UNIONS

Building and Construction Trades Council, AFL-CIO



Boston City Council

Bruce C. Bolling
District 7
725-4220

January 20, 1988

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell:

I write this letter in support of the South Park Partnership development team for the Parcel to Parcel Linkage 2 sites (Park Square and the South End).

I support the South Park Partnership proposal because I am convinced they are capable; they have an excellent design concept and they have the only team with a proposal that typifies what linkage is meant to be, a guarantee of equitable participation for minority and women owned businesses. Moreover, all of the partners are longtime Boston residents, and have contributed to the betterment of Boston, and have a track record of concern for social issues such as the housing of transitional facilities. In fact, their proposal offers to return two million dollars for operation of the transitional housing component of the project.

The South Park Partnership's proposal is consistent with my personal stated objectives, as well as those of the city of Boston, of providing opportunity and access to all the citizens of Boston.

Accordingly, I urge your favorable vote for the South Park Partnership's proposal as theirs is the only proposal which addresses all of the stated objectives of the BRA.

Sincerely,

Bruce C. Bolling
Bruce C. Bolling

BCB:bmd

cc: Stephen Coyle, Director



Linkage 2



THE BOSTON PARK PLAZA HOTEL LIMITED PARTNERSHIP

THE BENEFICIAL OWNERS OF THE BOSTON PARK PLAZA
HOTEL/STATLER OFFICE BUILDING COMPLEX AND THE
ARMORY OF THE 1st CORPS OF CADETS/PLAZA CASTLE
Executive Offices 20 Park Plaza • Suite 728 • Boston, Massachusetts 02116 U.S.A.

Donald L. Saunders
General Partner
(617) 482-2862

Telex 940239
Cable Statlrbldg Bostonmass

JANUARY 11, 1988

BY HAND

ROBERT FARRELL, CHAIRMAN
BOSTON REDEVELOPMENT AUTHORITY
ONE CITY HALL SQUARE
BOSTON, MA 02201

RE: PARK SQUARE / SOUTH END SITE

DEAR MR. FARRELL:

I HAVE HAD THE OPPORTUNITY OF REVIEWING WITH MR. SCHOCHET
THE SOUTH PARK PARTNERSHIP PROPOSAL FOR PARCEL TO PARCEL
LINKAGE 2, WHICH IS ADJACENT TO THE PARK PLAZA
HOTEL/STATLER OFFICE BUILDING COMPLEX.

AS ONE OF THE OWNERS OF THE PARK PLAZA AND THE STATLER
BUILDING (AS WELL AS THE ARMORY OF THE 1ST CORPS OF CADETS
/ PLAZA CASTLE), I AM NATURALLY MOST INTERESTED IN THE
DEVELOPMENT PLANS FOR THIS AREA, AND I FEEL STRONGLY THAT
MR. SCHOCHET AND THE SOUTH PARK PARTNERSHIP OFFER, BY FAR,
THE BEST SOLUTION, BOTH FOR THE CITY AND FOR THIS AREA.

PLEASE CONSIDER THIS LETTER AS AN INDICATION OF MY STRONG



INVESTMENT REAL ESTATE SINCE 1898

SAUNDERS & ASSOCIATES



SUPPORT FOR THE PROPOSAL OFFERED BY MR. SCHOCHET AND HIS GROUP.

KIND REGARDS.

SINCERELY YOURS,

A handwritten signature in dark ink, appearing to read "Warren Anderson". The signature is written in a cursive style with a large initial "W" and a long, sweeping underline.

DLS/DES

CC: STEPHEN COYLE, EXECUTIVE DIRECTOR



The Four Corners Neighborhood Association

Jeanette Boone, *president*

521 Shawmut Avenue Boston Massachusetts 02118

January 17, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

Dear Mr. Farrell:

After reviewing the four development proposals for the Authority's Parcel to Parcel 2 Linkage program, the membership of the Four Corners Neighborhood Association has voted to support the South Park Partnership for designation.

We realize the importance of this program, and the key role the development of Parcel RC-9 in the South End will have on the revitalization of our neighborhood. We applaud the Boston Redevelopment Authority for your thoughtful and comprehensive development guidelines, and we congratulate the Mayor's Office for the way in which the administration listened to our concerns before reshaping the plan to put transitional housing on Parcel RC-9.

Members of our association were generally impressed by the high quality of the proposals submitted under Parcel to Parcel Linkage 2. But we feel the proposal from the South Park Partnership is far superior to the other three, both in terms of what it offers the South End and in terms of overall project quality.

We are certainly pleased by the team's commitment to constructing a quality transitional housing development on the South End parcel. It is clear from the South Park proposal that team members understand the needs of transitional housing residents, but the developers also realize that it is the board of directors appointed by Mayor Flynn that will work to make most of the key decisions around the structure of the social service network. This is important. Also important is the \$1 million endowment to be established by the team for the transitional housing -- by far the largest commitment of funds among the competitors.

Working for the South End community.

Our association is also pleased that the South Park Partnership includes two minority-owned business enterprises and one woman-owned business enterprise in equity positions. We note with pride the team's commitment to utilize neighborhood residents for jobs on-site, and we are pleased that one of the team's partners lives in our community.

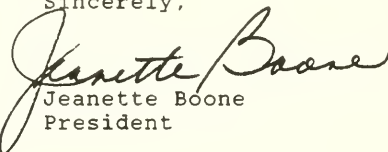
We are impressed by the preliminary designs offered by the South Park Partnership, and we are convinced that the team will work with local residents and design staff from your agency to ensure that the buildings constructed on Parcel RC-9 add to the historic character of our area.

Our members are also pleased with the team's plans for the Park Square site, particularly South Park's commitment to maximize housing production and include affordable housing on this key parcel.

Members of the Four Corners Neighborhood Association have been very closely involved with the ongoing debate over the redevelopment of South End Parcel RC-9, and we have tried to support the Boston Redevelopment Authority's commitment to the construction of decent, affordable housing for local residents. We feel very strongly tht the designation of the South Park Partnership under the landmark Parcel to Parcel 2 Linkage program will help advance the goals we share.

Thank you for your consideration.

Sincerely,



Jeanette Boone
President



Oxford Realty Co.
18-20 Oxford Street
Boston, Massachusetts 02111
(617) 426-6494

January 18, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell,

I am a past president of the Chinese Consolidated Benevolent Association of New England, the umbrella organization for Boston's Chinese Community.

I would like to lend my support to the South Park Partnership for Parcel to Parcel Linkage 2, which links the South End with Park Square.

The South Park Partnership is the only development team with two minority businesses and one women's business in equity positions. They have also provided service opportunities to a community based non-profit transitional housing provider, Shelter, Inc.; a women's business enterprise specializing in daycare, Summa Associates, Inc.; and a minority business enterprise specializing in property management services, Paul Chan, CPM.

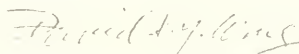
This team is the only team to provide affordable housing units on the Park Square site, and they have priced the remaining units to fill the price gap between affordable and luxury.

Only the South park Partnership has offered substantial benefits and opportunities for Chinatown. All 15 affordable housing units will be targetted to Chinatown and Bay Village, as will jobs and childcare services. The team has made a commitment to support English as a second language programs, and to support the Boston Urban Gardners' landscaping jobs program for Chinatown residents.

Their design for Park Square fits into the context of the neighborhood, and their commitment to maintain the park is a benefit for all Boston residents.

I strongly urge your support for the South Park Partnership's proposal.

Sincerely,



David S. Y. Wong
Trustee

WASHINGTON MANOR TENANTS COUNCIL
1701 Washington Street
Boston, MA 02118

January 11, 1988

Mr. Robert Farrell
Boston Redevelopment Authority
City Hall
Boston, MA 02201

Dear Mr. Farrell:

The Washington Manor Tenants Council would like to be recorded in support of the South Park Partnership proposal for development of South End Parcel 5-9 under the Parcel to Parcel II Linkage project.

Representatives from the South Park Partnership met with our group several weeks ago, and we were very impressed by the team's commitment to build a quality development on the vacant parcel just two blocks away from our building. After reviewing the various proposals for development, we feel the South Park Partnership is best able to address the needs of our community while also building quality housing and commercial space in Park Square.

Many of our residents have lived in this community most of our lives, and still others have families and friends who currently live in the South End. We are very concerned that this neighborhood has become so attractive to speculators and outside investors that many longtime residents may be forced out of the market here. We are impressed that the South Park Partnership team is made up of local people who share our concerns, and that their plan will help many South End residents to remain in the community they love.

We hope you will see fit to select the South Park Partnership for designation under the Parcel to Parcel plan.

Sincerely,

Nancy Palmer, president

*Nancy Palmer
is all the tenants
at 1701 Washington St.,
Boston*



CASA DEL SOL
EDUCATIONAL PROGRAM, INC.

RE: [illegible]

2328 WASHINGTON STREET, ROXBURY, MASSACHUSETTS 02119, TEL. 427-5882.

January 11, 1987

Stephen Coyle, Director
Boston Redevelopment Authority
City Hall
Boston, MA 02211

Dear Mr. Coyle:

I am writing in support of the Parcel to Parcel Linkage 2 proposal of The South Park Partnership. I was present at the community meeting where their proposal was presented, and had an opportunity to compare their proposal with the others submitted.

In my opinion, The South Park Partnership's proposal, by far, is the best proposal. Not only are their project designs on both sites compatible with the South End and Park Square neighborhoods respectively, they are attractive as well. Moreover, The South Park Partnership is the only team which responded to what I believe linkage was meant to be. They have minority and women owned businesses as partners with a significant ownership interest in the project, and a genuine opportunity is provided for the enhancement of their real estate development skills.

On a personal note, I favor their proposal because they have recognized, by providing affordable units on the Park Square site, that opportunities to live downtown should be presented to persons of all income levels. Thus, my personal interest to live in downtown Boston may be realized.

The quality, content and spirit of this proposal makes it superior to the other plans and deserving of support. I urge you to support the proposal presented by The South Park Partnership.

Very truly yours,

Carmelo Iglesias

January 19, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell,

The Chinese Community daily feels the pressure of Boston's development boom. Being in the downtown district, we are surrounded by new projects which will have adverse environmental impact. The recent BRA proposal for Parcel to Parcel 2 will be no exception.

We feel that there is one team in the competition that has displayed the sensitivity and community concern that we need to make development work for us. The South Park Partnership has aggressively pursued meetings with community leaders and the Chinatown Neighborhood Council. They have developed a public benefits program that addresses some of our major needs, i.e., affordable housing on the Park Square site, a childcare center at the Park Square site that is open to Chinatown residents, and support for the ESL programs.

The South Park Partnership is the only team that has included minorities and women as equity partners. They also have made firm commitments to utilize minority and women owned businesses to provide goods and services to the project.

We strongly endorse the South Park Partnership and urge your favorable decision.

Sincerely,

<u><i>Ge. Chan</i></u>	<u>656 HOWARD ST. ASSOCIATION OF N.E.</u>	<u>77 HARRISON AVE</u>
Name	Organization	Address

<u><i>Wong Yee</i></u>	<u>HOY SUN DISTRICT SCHOOLS ALUMNI ASSN</u>	<u>50 BEACH ST. CHINATOWN</u>
Name	Organization	Address

<u><i>Patsy Ng</i></u>	<u>HOY'S FAMILY ASSOCIATION OF N.E.</u>	<u>13 HUDSON ST. CHINATOWN</u>
Name	Organization	Address

<u><i>Richard J. Chiu</i></u>	<u>South Cove YMCA</u>	<u>56 Tyler St. - Boston, Mass.</u>
Name	Organization	Address

<u><i>Wong Yee</i></u>	<u>Wong Yee</u>	<u>Wong Yee</u>
Name	Organization	Address

Mr. Stephen Coyle, Executive Director
Boston Redevelopment Authority
Boston City Hall
One City Hall Square
Boston, Ma. 02201

January 12, 1988

Dear Mr. Coyle:

I am writing in support of the proposal by the South Park Partnership to develop the "Tree of Life" site on Washington St., and the parcel in Park Square.

The South Park proposal has affordable housing in both the South End and Park Square. The South Park team has made a commitment in their public presentations to do extensive outreach to target first time home buyers in both areas. Further, they have a team made up of people with a proven record of being sensitive to their communities and with a demonstrated ability to produce housing.

The South End and the Park Square areas deserve a team with these strengths. I am in favor of their proposal

Sincerely,

*Mrs. Judy Barnes
29 Worcester Street
Boston Mass*

99 East Canton Street
Boston, MA 02118

January 15, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell:

I have lived in the South End for the past fifteen years, and currently reside a few blocks away from Parcel RC-9. I wish to commend Mr. Stephen Coyle and the BRA for linking the development of this parcel with the Park Square parcel, so that our neighborhood benefits from the downtown "development boom".

I have attended the community meetings and reviewed the proposals of the four developers. I urge you to designate the South Park Partnership group as the developers of these BRA parcels.

As a person of color, I am too well aware of the barriers faced by Black developers. I am very encouraged by the fact that the South Park Partnership includes people of color and women as full partners. This is true only for this development team.

I would hope that the BRA Board of Directors would join with our community in demonstrating its support for the South Park Partnership concept.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Bell", written in a cursive style.

Robert Bell

521 Shawmut Avenue
Boston, MA 02118
January 18, 1988

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
Boston City Hall
One City Hall Plaza
Boston, MA 02201

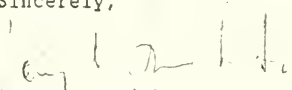
Dear Mr. Farrell:

I am a resident of the South End and am writing to express my support for the proposal by the South Park Partnership to develop the South End site and the one in Park Square.

Very simply, I believe that their proposal best meets the letter and spirit of the request issued by the BRA, and best meets the concept of linkage. The proposal includes new opportunities for women and minorities in all phases of development.

I believe the South Park Partnership should be designated as the developers of the above mentioned parcels.

Sincerely,


Perry C. Smith, Sr.

紐 英 崙 中 華 公 所

CHINESE CONSOLIDATED BENEVOLENT ASSOCIATION

December 22, 1987

MEMBERS

American Legion
Chinatown Post #316
Chinese American Civic
Association
Chinese Economic
Development Council
Chinese Evangelical Church
Chinese Freemason's
Association
Chinese Merchants
Association
Chinese Women's Club
of New England
Hip Sing Association
Hoy Kew Association
Kew Sing Music Club
Kuo Min Tang
Ni Lun Association
South Cove YMCA
Eng Family Association
Fung Luen Association
Gee Family Association
Gee How Oak Tin
Association
Gee Tuck Sam Tuck
Association
Goon Family Association
Jew Loon Association
Lam Family Association
Lee Family Association
Leung Family Association
Lung Kong Association
Moy Family Association
Soo Yuen Family Association
Wong Family Association
Yee Family Association

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell,

The Chinese Community daily feels the pressure of Boston's development boom. Being in the downtown district, we are surrounded by new projects which will have adverse environmental impact. The recent BRA proposal for Parcel to Parcel 2 will be no exception.

We feel that there is one team in the competition that has displayed the sensitivity and community concern that we need to make development work for us. The South Park Partnership has aggressively pursued meetings with community leaders and the Chinatown Neighborhood Council. They have developed a public benefits program that addresses some of our major needs, i.e., affordable housing on the Park Square site, a childcare center at the Park Square site that is open to Chinatown residents, and support for the ESL programs.

The South Park Partnership is the only team that has included minorities and women as equity partners. They also have made firm commitments to utilize minority and women owned businesses to provide goods and services to the project.

We strongly endorse the South Park Partnership and urge your favorable decision.

Sincerely,



Davis Woo
President

SOUTH END

NEIGHBORHOOD SERVICE CENTER

"We Still Have The Dream"



December 17, 1987

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02203

Dear Mr. Farrell,

Since the inception of the process to build housing for transitional families on parcel RC-9, we at the South End Neighborhood Service Center of ABCD ("SNAP"), have been intimately involved, and are now pleased that the phase of choosing the most appropriate developer is nearing closure. We are well aware, that this program will not only enhance the rich fabric of the South End, but will be a pace-setting program in this vital area of concern throughout the city.

After reviewing the proposals and participating in the discussions with the four development teams for this creative parcel-to-parcel linkage, we are convinced that although each proposal has merit, the proposal by South Park Partnership is the most exemplary. Their team is impressive in its diversity, with each of the principals possessing a track record of note. The combination of this impressive talent has produced a proposal that will meet the objectives of Mayor Flynn and the BRA, and we maintain, develop a program in which the community can take pride.

Of particular merit is the Partnership's emphasis on community participation and the establishment of the \$2 million endowment for the on-going operation of the transitional housing component. The opportunity for homeownership for the first time homeowners in 24 units on the South End site and 15 units in Park Plaza meets a long-term community need, and will lend stability to the program. Of the four proposals only South Park has minority participation in a substantive manner in ownership and management.

We at SNAP wish to commend Mayor Flynn and the BRA for utilizing parcel-to-parcel linkage for such an important community priority. Further, we are hopeful that you will recommend that South Park Partnership receive tentative designation for this development.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Pat Cusick'.

Pat Cusick
Director

cc. Robert M. Coard, Executive Director, ABCD
Stephen Coyle, Executive Director, BRA
Don Gillis, Office of Neighborhood Services

DON QUIJOTE MARKET
1641 WASHINGTON STREET
BOSTON, MASSACHUSETTS 02118

January 17, 1988

Mr. Robert Farrell
Chairman
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell:

As a business owner in the South End and an immediate abutter to RC-9, I would like to record my support and endorsement of the South Park Partnership proposal under the Parcel to Parcel II Linkage project.

I have reviewed the four proposals and commend the South Park Partnership for their architectural design and their response to affordable housing on both the South End and Park Square site. It is evident from the proposal, that the South Park Partnership is sensitive to and aware of the needs of transitional families as evidenced by the total integration of these families in the development.

The South Park Partnership is the only team that has been thoughtful and deliberate in putting together a development team which includes minorities and women as full equity partners. It should also be noted that the Partnership team is made up of local individuals in general. Included on this team is Mr. Charles Grigsby of the South End and my neighbor. The composition of this team, satisfies for me the fact that I know the team will be accountable to this community.

I hope you will join me in endorsing the proposal of the South Park Partnership.

Sincerely,


Jose Blanco
Proprietor

Mr. Stephen Coyle, Executive Director
Boston Redevelopment Authority
Boston City Hall
City Hall Square
Boston, Ma. 02201

January 13, 1988

Dear Mr. Coyle:

I am writing to support the proposal by the South Park Partnership to develop the "Tree of Life" site on Washington St., as well as the parcel in Park Square.

The South Park proposal is the most inclusive of the four submitted, with it's emphasis on first time home buyers and affordable housing in both locations. The makeup of the teams is another consideration with only the South Park team being a further step for linkage. Neither of the other teams has been willing, evidently, to live up to the city's own concept of linkage.

I have been a resident of the South End for years and am an advocate of market rate and affordable housing which the South Park group proposes.

I urge you to recommend this group to the Board for designation.

Sincerely,

Eddeener M. Cox
148 West Concord Street
Boston, Mass 02118

January 19, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell,

The Chinese Community daily feels the pressure of Boston's development boom. Being in the downtown district, we are surrounded by new projects which will have adverse environmental impact. The recent BRA proposal for Parcel to Parcel 2 will be no exception.

We feel that there is one team in the competition that has displayed the sensitivity and community concern that we need to make development work for us. The South Park Partnership has aggressively pursued meetings with community leaders and the Chinatown Neighborhood Council. They have developed a public benefits program that addresses some of our major needs, i.e., affordable housing on the Park Square site, a childcare center at the Park Square site that is open to Chinatown residents, and support for the ESL programs.

The South Park Partnership is the only team that has included minorities and women as equity partners. They also have made firm commitments to utilize minority and women owned businesses to provide goods and services to the project.

We strongly endorse the South Park Partnership and urge your favorable decision.

Sincerely,

James L. Lee
Name

NG'S FAMILY ASSOCIATION
Organization

22 TYLER ST. CHINATOWN
Address

James L. Lee
Name

Boston Chinese Community Development Center
Organization

119 Hanover Ave.
Address

James L. Lee
Name

119 Hanover Ave.
Organization

119 Hanover Ave.
Address

Name

Organization

Address

Name

Organization

Address

January 17, 1988

Mr. Robert Farrell, Chairman
Board of Directors
Boston Redevelopment Authority
One City Hall Plaza
Boston, MA 02201

Dear Mr. Farrell:

We the undersigned have reviewed the four proposals now before the Boston Redevelopment Authority to build 90 units of housing in the South End, including transitional housing, and an office/condominium building in the Park Square area.

We believe the South Park Partnership team presents the best alternative for these two sites:

- o they have a team which includes minority and women equity partners;
- o their proposal emphasizes homeownership;
- o they propose to build 10% affordable housing on the Park Square Site; and
- o they propose the largest funding assistance, \$2,000,000 to the transitional project.

As residents of the South End and as neighbors of this site, we have a direct stake in the outcome of the project. For these reasons we are supporting the proposal of the South Park Partnership.

Name

Address

Janette Brown 521 Shawmut Avenue
South End
South End 21 Shawmut Ave
South End 79 E. Cotton St
Claudia Rogers 21 Shawmut Avenue

January 17, 1988

Name

Address

Perry C. Smith

521 Shawmut Ave

Sheila F. Walk

581 Mass Ave #2 Boston MA

David Dwyer

581 Mass Ave #2 Boston MA

SC Johnson 102W. SPRINGFIELD 536-9174.

Charles Buzz 506 Shawmut Ave. 262-6099

Walter C. Brown 507 Shawmut Ave. 262-6099

Craig Smith 521 SHAWMUT AVE BOSTON 02118

Frank F. Chin

56 Beach Street, Boston, Mass. 02111

January 18, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
One City Hall Square
Boston, MA 02201

Dear Mr. Farrell, Robert

I would like to lend my support to the South Park Partnership for Parcel to Parcel Linkage 2, which links the South End with the Park Square.

The South Park Partnership is the only development team with two minority businesses and one women's business in equity positions. They have also provided service opportunities to a community-based non-profit transitional housing provider, Shelter, Inc.; a women's business enterprise specializing in daycare, Summa Associates, Inc.; and a minority business enterprise specializing in property management services, Paul Chen, CPM.

This team is the only team to provide affordable housing units on the Park Square site, and they have priced the remaining units to fill the price gap between affordable and luxury.

Only the South Park Partnership has offered substantial benefits and opportunities for Chinatown. All 15 affordable housing units will be targetted to Chinatown and Bay Village, as will jobs and childcare services. The team has made a commitment to support English as a second language programs, and to support the Boston Urban Gardeners' landscaping jobs program for Chinatown residents.

Their design for Park Square fits into the context of the neighborhood, and their commitment to maintain the park is a benefit for Boston residents.

I strongly urge your support for the South Park Partnership's proposal.

Sincerely,

Frank F. Chin
Frank F. Chin

Mr. Robert Farrell, Chairman
Boston Redevelopment Authority
City Hall
Boston, Ma. 02201

January 14, 1988

Dear Mr. Farrell:

We have learned of the four proposals now before the Boston Redevelopment Authority to build 90 units of housing in the South End, including transitional housing, and an office/condominium building in the Park Square area.

We believe the South Park Partnership team presents the best alternative for these two sites:

- * they have a team with minority and women equity partners
- * their proposal emphasizes home ownership
- * they propose to build 10% affordable housing on the Park Square site, and
- * they propose the largest funding assistance, \$2,000,000., to the transitional project.

As residents of the South End, and as neighbors of this site, we have a direct stake in the outcome of the project. For these reasons we are supporting the proposal of the South Park Partnership.

Name

Address

Rutledge A. Waker
for
Low Cost Housing Corp.
William C. Decker

15 Worcester Street
Boston, Ma 02118
475 Mass Ave Boston 02118

2.

Re South Park Proposal

Name	Address
GC Murray	27 Worcester St
Mrs Linda Carter	27 Worcester St
Anthony Perry	20 Hammond St

January 19, 1987

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, MA 02201

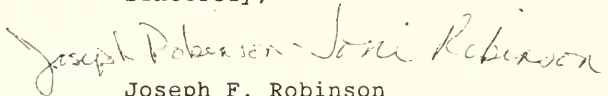
Dear Mr. Farrell:

As residents of the South End community, We would like to be recorded as supporters of the proposal submitted by the South Park Partnership to develop the South End Parcel RC-9 under the Parcel to Parcel II Linkage project.

After reviewing several of the proposals that were submitted for this development, We found that the South Park Partnership not only met all of the requirements issued by the BRA, but also felt that they would provide the best opportunity for growth and unity in the community.

We urge you to designate the South Park Partnership as the developers in this project, and hope that you will see fit to select them.

Sincerely,

Handwritten signatures of Joseph F. Robinson and Toni A. Robinson in cursive script.

Joseph F. Robinson
Toni A. Robinson

Action
for
Boston
Community
Development
Inc.

December 17, 1987

Mr. Charles T. Grigsby
South Park Partnership
c/o G.A. Ventures
29 Worcester Street
Boston, MA 02118

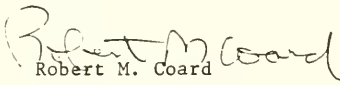
Dear Mr. Grigsby:

After a review of the proposal by South Park Partnership for the development, under Parcel-to-Parcel Linkage #2, RD-60 in the South End and the Park Square parcel, we have been impressed by the creativity of your effort. Especially noteworthy, is your commitment to community participation, and the establishment of the \$2 million endowment. The proposal not only meets the objectives of Mayor Flynn and the Boston Redevelopment Authority, but serves the South End and the larger community with a sound and success-oriented manner.

Action for Boston Community Development, Inc. (ABCD) is the largest provider of child care services in the city, with a quarter century track record of moving families out of poverty by the provision of a range of supportive services.

If South Park Partnership receives tentative designation by the BRA, ABCD would be interested in exploring with you the feasibility of matching our existing day care and job training efforts with your program at both the South End and Park Plaza sites. In addition, we could explore together the possibilities of new funding including the implementation of a child care center, designed specifically for the families in the South End transition program.

Sincerely,


Robert M. Coard
Executive Director

RMC/dg

*Years
of
uniting
people with
opportunities*

Jean M. Babcock
President

Robert M. Coard
Executive Director

UNITED SOUTH END SETTLEMENTS

Harriet Tubman House

566 Columbus Avenue
Boston, MA 02118
(617) 536-8610

FRIEDA GARCIA
Executive Director

December 18, 1987

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ABE ROTHSTEIN

HELAINA A. SIMMONDS

STEPHANIE THOMPSON

JOAN TIFFANY

HONORARY MEMBERS

FLORENCE B. LESUEUR

HELEN MORTON

Mr. Charles Grigsby
The South Park Partnership
Statler Office Building
Suite 720
Boston, MA 02116

Dear Mr. Grigsby,

On behalf of United South End Settlements (USES) I would like to express the agency's willingness to provide social services to the residents of the Transitional Housing planned for the Parcel to Parcel Linkage Project 2. Agency staff has reviewed the Transitional Housing design being submitted by your development team (The South Park Partnership) and found it responsive to the RFP. In addition, you have had demonstrated a commitment to the neighborhood for years.

USES the largest community-based multi-service provider in the South End/Lower Roxbury community is interested in working with the selected developer, in conjunction with the appointed Board, to operate the day care facility and provide employment, training and education, housing search assistance, counseling and youth services to the transitional housing residents. These services would be available to residents by accessing the existing services at the agency and/or by USES designing certain services specifically for those residents.

The agency looks forward to participation in this innovative and needed transitional housing program. If you have any questions please feel free to contact me or Ken Wade, Coordinator of Housing and Neighborhood Development at the above number.

Sincerely yours,

Frieda Garcia
Frieda Garcia
Executive Director

FG/mm

cc: Ken Wade



PROGRAM DEVELOPMENT ASSOCIATES, INC.

SPONSORS OF THE CASTLE SQUARE CHILD DEVELOPMENT CENTER

JACKIE W. COOPER
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EXECUTIVE DIRECTOR
& TREASURER

PAUL C. GAY
COUNSEL

436 REAR TREMONT STREET
BOSTON MASSACHUSETTS 02116
357-8647

December 10, 1987

Ms. Ann Vincola
Summa Associates
286 Congress Street
Boston, MA 02210

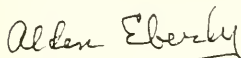
Dear Ms. Vincola:

Karen Lagrezza of your office has contacted us about the possibility of Program Development Associates managing one or both of the two Child Care Centers you are developing as a part of the Parcel to Parcel Linkage Project in the South End. This matter was discussed at our Board meeting last night. The Board of PDA is interested in exploring the matter further.

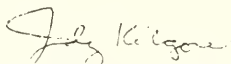
We would like to meet with you. We would also like to have in writing a discription of the two projects, the role of Summa Associates in their development, and the role expected of the agency taking over ongoing management (particularly in the development and set up stage.)

We are very much interested in exploring with you the expansion of day care in the South End and look forward to hearing from you.

Sincerely,



Alden Eberly, Treasurer
Program Development Associates



Judy Kilgore, Director
Castle Square Child Development Center

IBA IBA IBA
INQUILINOS BORICUAS EN ACCIÓN IBA

January 19, 1988

Ms. Pamela G. McDermott, President
Northeast Management and Marketing Co.
One Boston Place - Suite 3400
Boston, MA 02108

Dear Pam:

The purpose of this letter is to thank you and the South Park Partnership Project Team for your recent presentation on Parcel to Parcel Linkage 2.

As we mentioned to you back in November, IBA is in the position of offering social, recreational and cultural programs and activities to enhance the quality of life for the community. The agency wishes to express its desire to work with the designated developer for the South End Parcel.

We are very excited with the different programs that are being proposed for this parcel. However, only one can be selected, we are confident that the one that is chosen be the one that best serves the community and its participants.

Inquilinos Boricuas en Accion looks forward to participate in this process.

Sincerely,

Clara L. Garcia

Clara L. Garcia
Executive Director

CLG/ahs

PEOPLE WORKING TOGETHER FOR A BETTER FUTURE IN VILLA VICTORIA
TRABAJAMOS JUNTOS POR UN FUTURO MEJOR EN VILLA VICTORIA



49 East Springfield Street
Boston, Massachusetts 02118

January 18, 1988

Mr. Stephen Coyle
Director
Boston Redevelopment Authority
City Hall
Boston, MA 02118

Dear Mr. Coyle,

I am writing to offer my strong support for the South Park Partnership proposal that is scheduled to be discussed by your board of directors later this month. After reviewing the four submissions made under the City's second Parcel to Parcel linkage program, I am convinced that the South Park Partnership is best able to address the concerns the South End community and the Boston Redevelopment Authority share for the future of South End Parcel RC-9.

There is clearly an urgent need for quality transitional housing for homeless women and children in this city, and the South Park team has addressed this need with skill and compassion. They have worked closely with experts from Shelter, Inc. to construct a viable program structure, while at the same time indicating a willingness to work with local residents and members of Mayor Flynn's board of directors to fine-tune the plan.

I have also been impressed by the quality of the individual South Park principals -- particularly Chuck Grigsby, a neighbor; Joe Feaster, Jay Schochet and Pat McDermott. It is clear that the team is committed to an aggressive community outreach program, and that the group is as concerned about the success of the South End development as they are about the more profitable Park Square site.

The concept of Parcel to Parcel linkage is an exciting one, but without careful monitoring a for-profit group might concentrate on the downtown part

of the development at the expense of the neighborhood component. Knowing the members of the South Park Partnership, I am sure that this will not happen if they receive designation. I see this team as being accountable to the South End community and dedicated to the social consciousness so many South End residents share.

I hope the Boston Redevelopment Authority board of directors will vote to designate the South Park Partnership under your landmark Parcel to Parcel 2 program.

Sincerely,

A handwritten signature in cursive script, reading "Helaine Simmonds". The signature is written in dark ink and is positioned above the printed name.

Helaine Simmonds



CEDC Counts On You

華人經濟發展協會

Chinese Economic Development Council, Inc.

31 Beach Street, Boston, Massachusetts 02111

Tel. (617) 482-1011

January 21, 1988

Mr. Robert Farrell
Chairman, Board of Directors
Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Farrell:

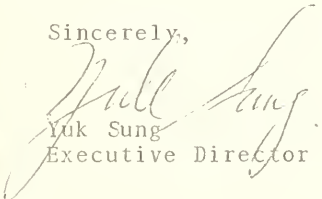
This letter is to endorse the South Park Partnership Proposal for Parcel to Parcel 2 Linkage. We at the Chinese Economic Development Council strongly support such a development effort. Based in the downtown, we are surrounded by new projects which will impact traffic, noise, and the environment. The recent BRA proposal for Parcel to Parcel 2 is no exception, since the Park Square area abuts our neighborhood, and impacts, especially traffic, cause a hardship on our residents.

We feel that there is one team in the competition that has displayed the sensitivity and community concern that we need to make development work for us. The South Park Partnership has aggressively pursued meetings with the Chinatown Neighborhood Council and other Chinatown activists. They have developed a public benefits program that addresses some of our major needs, i.e. affordable housing on the Park Square site, a childcare center, a Park Square that is open to Chinatown residents, and support for programs like English As Second Language classes.

Theirs is the only team with minorities and women as partners, and they have made a commitment to pursue minorities and women for all goods/services on site.

We strongly endorse the South Park Partnership's proposal, and urge your consideration.

Sincerely,


Yuk Sung
Executive Director

cc: Stephen Coyle
South Park Partnership

95 West Springfield St.
Boston, MA 02118
January 19, 1988

Mr. Robert Farrell
Boston Redevelopment Authority
Board of Directors
Boston City Hall
Boston, MA 02201

Dear Mr. Farrell,

I am writing to offer my strong support to the South Park Partnership proposal under the Boston Redevelopment Authority's Parcel to Parcel Linkage 2 program.

As a longtime resident of the South End, I have watched with great interest as the City has worked with community members to plan the future of Parcel RC-9 in the South End. While many of us in the neighborhood applauded Mayor Flynn's good intentions as he unveiled his plan for a "Tree of Life" transitional housing development, I had serious concerns about the wisdom of a development for homeless women as dense as the original proposal. I urged city officials to consider a more integrated development scheme (for the good of the transitional residents, first and foremost), and I was very pleased by the parameters released in the Authority's Request For Proposal released last year.

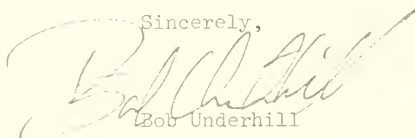
I support the South Park Partnership for several reasons. First, this team seems to have done more homework into the new topic of transitional housing, and the team clearly has the greatest level of commitment for the residents who will live in transitional housing on this site. Second, I think the City should work to encourage minority and women business enterprises, and the South Park Partnership includes women and people of color in key equity positions. Third, the South Park Partnership has a strong commitment to encouraging the selection of local residents, persons of color and women for important jobs at all level of the development.

I am also impressed by the level of commitment of the South Park team to housing on the Park Square site. Of the four teams competing for designation, the South Park team calls for the most units of housing on the Park Square site, and this team is the only one to pledge affordable housing on the Park Square site.

I have been very impressed by the members of the South Park team as they have met with individuals and groups from the South End, and I have no doubt but that this is the group best able to work with the diverse community that lives adjacent to the Parcel RC-9 site. The members of this team have taken the time to understand the needs of our community, and they are ready and willing to work with us as the members of the mayoral-appointed transitional housing board of directors to make the South End side of this proposal work. They do not view Parcel to Parcel linkage as a gold mine to be harvested, but rather an opportunity to give something back to the South End by working with local residents to make sure the benefits of downtown development help local residents.

I hope the members of the Boston Redevelopment Authority board will designate the South Park Partnership for this very important program.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bob Underhill", written over a faint, larger version of the same signature.

Bob Underhill

January 20, 1988

Mr. Robert Farrell
Boston Redevelopment Authority
Board of Directors
City Hall
Boston, MA 02118

Dear Chairman Farrell,

I would like to be recorded in support of the South Park Partnership's proposal for development designation under the Boston Redevelopment Authority's Parcel to Parcel 2 Linkage program.

As a longtime South End resident, I am especially concerned about the redevelopment of the vacant lot at the corner of Washington and Rutland Street, just down the street from the home I own. I am convinced, after looking at the various proposals and listening to the South Park group, that the South Park Partnership has the best plan for development of this lot. They know the South End and the issues people face in this area, and they are well prepared to construct decent housing for transitional, moderate- and market-level residents. They are especially well qualified to work with local residents and social service providers to address the needs of transitional housing residents.

I know the City is especially concerned about encouraging women and people of color who are active in the development community, and of the four teams competing for Parcel to Parcel designation, only the South Park Partnership includes people of color and women in key equity positions.

I enthusiastically support the South Park Partnership's proposal, and hope your board will endorse their development plan.

Sincerely,


Mrs. Betty Meredith

86 West Springfield St.
Boston, MA 02118

THE SOUTH PARK PARTNERSHIP

720 STATLER OFFICE BUILDING
BOSTON, MASSACHUSETTS 02116
(617) 482-8925 January 20, 1988

Ms. Randee Rae Martin
President
Blackstone/Franklin Square Neighborhood Association
45 West Newton Street
Boston, MA 02118

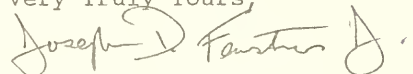
Dear Ms. Martin:

I was surprised by the reference in your letter to Stephen Coyle dated January 5, 1988 which left the impression that the South Park Partnership never attempted to meet with the Blackstone/Franklin Square Neighborhood Association.

While we were unable to meet with you prior to November 6, 1987, we attempted, through you and Jane Blayton on numerous occasions, to schedule a meeting with the Association. In each instance when a meeting was requested, you noted the difficulty of scheduling a meeting during the holiday season, or that you would encourage your members to attend the public meetings scheduled in the South End by the Boston Redevelopment Authority. In lieu of a meeting, however, we furnished information you requested and responded by telephone to questions raised by you and Ms. Brayton.

The South Park Partnership would have been pleased to have met with the Blackstone/Franklin Square Neighborhood Association. Nevertheless, in the event we are designated the developer of the Parcel to Parcel Linkage 2 Project, we look forward to having the opportunity to meet with the Association to discuss your ideas and concerns.

Very Truly Yours,



Joseph D. Feaster, Jr.
Partner

cc: The Honorable Raymond L. Flynn
Robert Farrell and members of the BRA Board
Stephen Coyle
Jane Blayton
Worcester Square Neighborhood Association
South End Historical Society
South End News

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